



December 21, 2006

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairman Sprague**  
**Invocation ..... Tony Atkins**  
**Pledge of Allegiance ..... Brett McGuire**  
**Quorum ..... Chairman Sprague**  
**Approval of Minutes for December 7, 2006 ..... Chairman Sprague**  
**Commissioner Thompson moved to approve the minutes of December 7, 2006. Commissioner Hall seconded. Motion carried 5 – 0.**  
**Reading of the Agenda ..... Director Browning**  
**Approval of the Agenda ..... Chairman Sprague**  
**Commissioner McGuire moved to approve the Agenda as presented. Commissioner Atkins seconded. Motion carried 5 - 0.**

### Old Business

1. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2.*
2. **RZ 06-12-03**, Rezone Tax Map 079 Parcel 046, 1.42 acres located at 102 Windom Josey Trail from R-2 to C-2. *Commission District 2.*  
**Commissioner Thompson made the motion to approve RZ06-10-04 and RZ06-12-03 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.**
3. **RZ 06-12-04**, County-Initiated Rezoning of Various Properties, 51 parcels on Hardy McManus and Three J Road with a combined acreage of approximately 400 acres from M-2 to R-1, *Commission District 1.*  
**Commissioner McGuire made the motion to approve RZ06-12-04 and to include departmental conditions and close the public hearing. Commissioner Atkins seconded. Motion carried 5 – 0.**
4. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.*  
**Commissioner Atkins made the motion to table RZ06-12-06 until the January 18, 2007 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 - 0.**

### New Business

- Final Plat ..... Staff**
5. **Tommy and Claudia Price**, Gibbs Road Extension, Zoned R-1, 1 lot (lot line relocation), 0.66 acres, *Commission District 3.*



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**Applicant, Tommy Price, withdrew without prejudice the final plat for property located on Gibbs Road Extension.**

**Preliminary Plat..... Staff**

- 6. Summerlin II, William Few Parkway, Zoned R-2 RCO, 62 lots, 20.65 acres, Commission District 3.**

**Commissioner Hall made the motion to approve the preliminary plat for Summerlin II and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.**

- 7. Rhodes Farm I Revision, Evans to Locks Road, Zoned R-1 RCO and R-2 RCO, 69 lots, 55.85 acres, Commission District 1.**

**Commissioner Thompson made the motion to approve the preliminary plat for Rhodes Farm I Revision and to include all departmental conditions. Commissioner McGuire seconded. Motion carried 5 - 0.**

- 8. Addison Square at Riverwood Plantation, Riverwood Parkway, Zoned PUD, 3.81 acres, Commission District 3.**

**Commissioner Atkins made the motion to approve the preliminary plat for Addison Square at Riverwood Plantation and to include all departmental conditions. Chairman Sprague seconded. Motion carried 5 - 0.**

**Rezoning..... Staff**

- 9. RZ 06-12-07, Rezone Tax Map 073C Parcel 055A, to apply a conditional use for a Residence to existing P-1 zoning district, 0.33 acre located at 140 North Belair Road. Commission District 3.**

**Commissioner Atkins made the motion to approve RZ06-12-07 and to include departmental conditions and close the public hearing. Commissioner Thompson seconded. Motion carried 5 - 0.**

- 10. RZ 06-12-08, Rezone Tax Map 068 Parcel 004D, from R-1 to PUD, 1.30 acres located at 274 South Old Belair Road. Commission District 3.**

**Commissioner Thompson made the motion to approve RZ06-12-08 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.**

- 11. RZ 06-12-09, Rezone Tax Map 024 Parcels 003 and 004 and Tax Map 014 Map 013B, from R-4 to C-2, 3.54 acres located at 6631 and 6611 Washington Road and 4115 Old Lincolnton Road. Commission District 3.**

**Commissioner Atkins made the motion to approve RZ06-12-09 and to include departmental conditions and close the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.**

- 12. RZ 06-12-10, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. Commission District 3.**

**Commissioner Hall made the motion to table RZ06-12-10 until the January 18, 2007 planning commission meeting and leave open the public hearing. Commissioner McGuire seconded. Motion carried 5 - 0.**

- 13. RZ 06-12-11, Rezone Tax Map 077A Parcel 011F, from C-2 to PUD, 3.73 acres located at 601 North Belair Road. Commission District 1.**

**Commissioner Atkins made the motion to approve RZ06-12-11 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.**



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### Items Added to the Agenda

**Final Plat** ..... Staff

**14. Allen and Gay**, off of Clary Cut Road, Zoned R-A, 3 lots, 73.60 acres, *Commission District 4*.

**Commissioner Hall made the motion to approve the Allen and Gay final plat and to include all departmental conditions. Commissioner Thompson seconded. Motion carried 5 - 0.**

**Staff Comments** ..... Staff

**Public Comments**..... Chairman Sprague

**Adjourn** ..... Chairman Sprague

**Meeting Adjourned at 7:47 p.m.**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: December 2006-January 2007

Board/Commission	Date	Time	Location
Planning Commission	December 21, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 2, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 16, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 22, 2007	3:30 PM	Evans Government Center Auditorium

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, January 2, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, Decemer 29 , 2006 to place their name on the agenda for presentation.*